

Chapter 19.630***Yard Requirements and Exceptions*****19.630.010 Purpose**

This Chapter establishes standards for setback measurement and required yard areas. These provisions, in conjunction with other applicable provisions of this Title, are intended to ensure open areas around primary structures; maintain clear visibility for traffic safety and pedestrian access; buffer incompatible land uses; and establish natural and visual light and air space for privacy, landscaping, and recreation.

19.630.020 Required Yard Areas by Zones

The required yard area (front, interior side, street side, and rear) of a lot is the horizontal area between the property line and the minimum building setback distance required for the specific zone in question. Except as otherwise specified in this Title, required yard areas shall be kept open and unobstructed from the ground upwards, free of any buildings and structures.

19.630.030 Building Setback Measurements**A. General**

Except as otherwise specified in this Section, all building setback distances shall be measured at right angles from the designated property line, and the building setback line shall be drawn parallel to the designated property line at the required building setback distance.

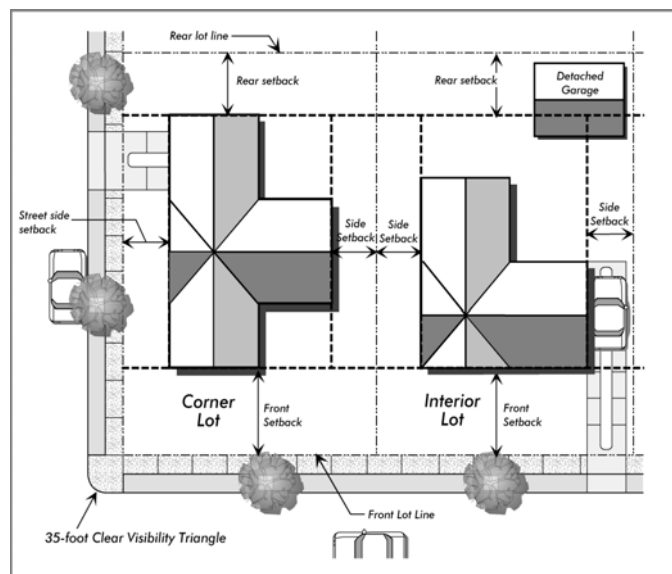


Figure 19.630.030 A
Building Setback Measurements

B. Front Yard Setbacks

The front setback building line is a line parallel to the front property line abutting the street, at a minimum distance specified by the base zone measured at right angles from the front property line, except as follows:

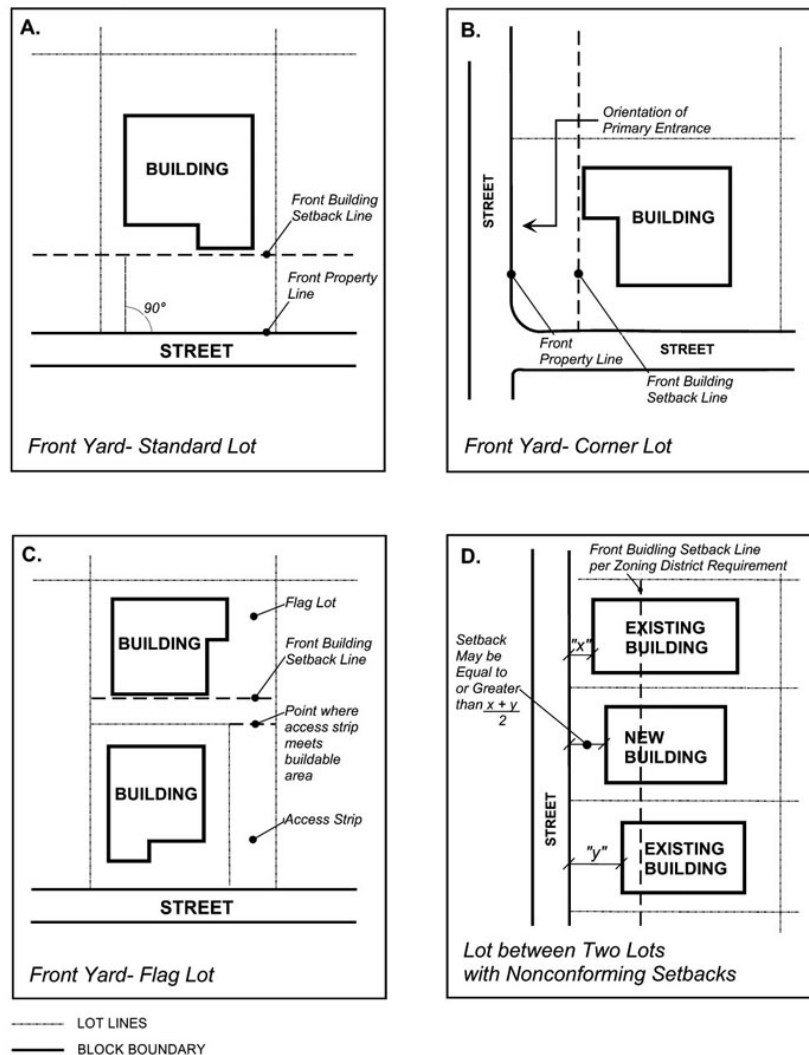


Figure 19.630.030 B
Front Yard Setbacks

1. Corner Lots

The front yard setback shall be measured from the narrowest street frontage, subject to approval of the Zoning Administrator. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. The Zoning Administrator may determine that the

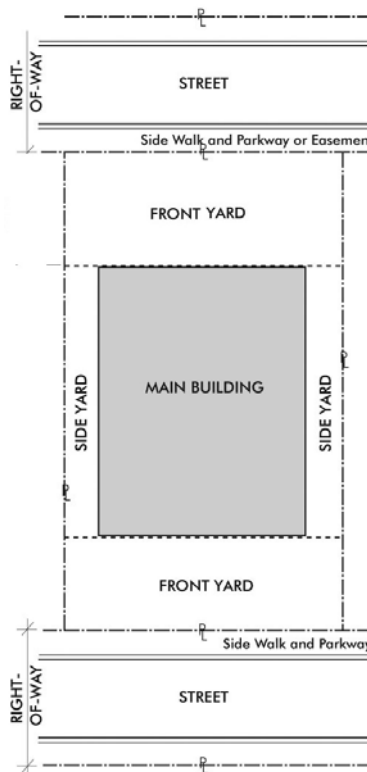
front setback shall be established from the longer street frontage if the primary orientation of the building is to that frontage.

2. Flag lots

Regardless of the orientation of the main building, the measurement shall be taken from a parallel line established where the access strip meets the buildable area of the parcel closest to the public street or right-of-way.

3. Through Lots

The front yard setback on the street side of a through lot is a line parallel to the property line abutting both streets. In other words, a through lot has two front yards.



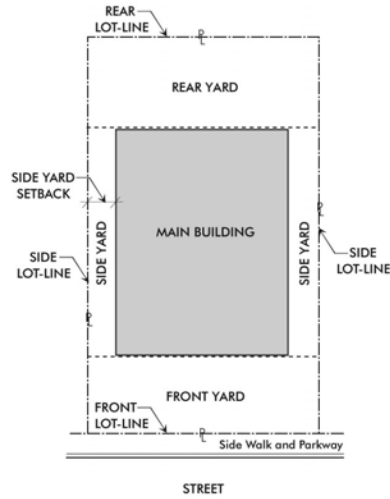
4. Averaging

For the R-1-7000 Zone, where lots comprising 50% or more of the frontage on one side of a street between intersecting streets are developed with front yards setbacks of a greater depth. The average of such front yard setbacks shall establish the front yard setback for the entire frontage on that side of the street within that block.

C. Side Yard Setbacks

The side setback building lines are the lines parallel to the side yard property lines and perpendicular to the front and rear property lines, at a minimum distance specified by the

base zone and measured horizontally from the nearest part of the side lot line to the main building.



19.630.030 C
Side Yard Setbacks

D. Rear Yard Setback

The rear setback building line is a line parallel to the rear property line, at a minimum distance specified by the base zone measured at right angles from the rear property line, that extends between the side yards, except as follows:

1. Irregular, Triangular or Gore Shaped Lots

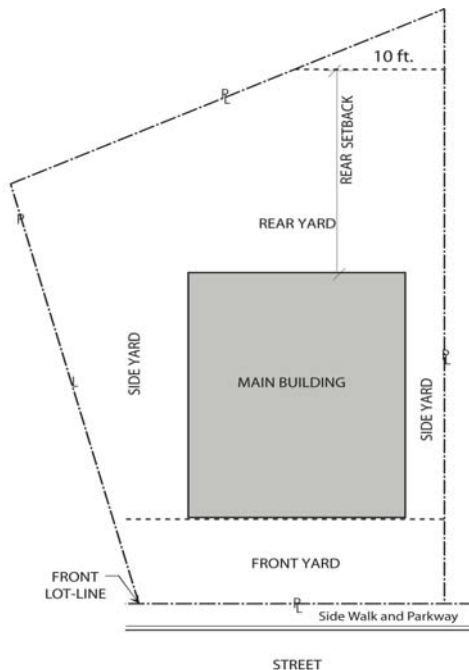


Figure 19.630.030 D 2
Rear Yard Setback – Gore Lot

The rear yard setback is measured from a line that is opposite, parallel to and at a maximum distance from the front building setback line, having a length of not less than 10 feet.

19.630.040 Permitted Projections into Required Yards

- A. Cornices, eaves, belt courses, sills, bay windows, buttresses, or other similar architectural features may project up to 4 feet into a required front yard area and may project into a required side or rear yard area up to 4 inches per 1 foot of width of such yard.
- B. Fire escapes may project up to 4 feet into any required yard area.
- C. Open, unenclosed, and uncovered staircases or balconies may project up to 2.5 feet into any required yard area.
- D. First-floor, uncovered porches, platforms, or landings may project into the required front yard area a distance not exceeding 20 percent of such yard. In no case shall it extend more than 5 feet into the required front yard area. Such porches, platforms, or landings may project up to 3 feet into a required side or rear yard area. An openwork railing, not more than 2.5 feet in height, may be installed on such porch, platform, or landing.
- E. A minimum distance of 3 feet shall be maintained between all projections and any property line.

19.630.050 Residential Rear Yard Paving Requirements

No more than 1,000 square feet of the rear yard shall be paved, or 25% of the rear yard area, which ever is less, for parking purposes. A paved driveway must extend to the parking area from a public street or alley. Parking areas greater than 25% of the rear yard area or 1,000 square feet which ever is less may be consider under a Minor Conditional Use Permit.

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